

Board of Supervisors Hearing Date: April 28, 2009

Case Summary: Project No. R2007-02030-(5) (Conditional Use Permit)

Project Applicant: The Episcopal Home Communities

RPC Hearing Date: October 1, 2008

Synopsis

The applicant, The Episcopal Home Communities, proposes to construct the MonteCedro Senior Assisted and Independent Living Facility with two components: One (the "El Molino Building") on the existing 6.14 acre Scripps Home campus, and a senior apartment complex consisting of four buildings (the "Villa Buildings") on the adjacent 2.04 acres. The Senior Assisted and Independent Living Facility would provide 200 Independent Living units and 38 Assisted Living Units. The Villa Buildings would provide 40 senior apartment units. Altogether, the proposed project would provide 278 housing units for seniors. It is anticipated that the new facility will employ a staff of approximately 92. The project site is located at 2212 El Molino Avenue, Altadena, in unincorporated Los Angeles County. The project proposes 460,966 square feet of new construction of building area and 162,885 square feet of parking structures for a total of 623,871 square feet new construction.

The project includes the following entitlements: a **Local Plan Amendment** to change the land-use category in the Altadena Community Plan, from category 2 (Low-Density Residential 1 to 6 du/ac) to category 4 (Medium-Density Residential 12-22 du/ac); a **Conditional Use Permit** to authorize construction, operation and maintenance of a new 278 unit Assisted Living and Independent Living residential community for seniors in the R-2 (Two-Family Residence) and A-1 (Light Agricultural) zones; a **Housing Permit** to allow for a 14% density bonus for that portion of the senior residential development proposed for the R-2 zone; and a **Oak Tree Permit** to permit the removal of nine (9) oak trees including five (5) *Quercus agrifolia* and four (4) *Quercus illex*.

Project Proponents

- Provides needed senior housing and special services for seniors
- Supported by Altadena Town Council and Sherriff's Department

Project Opposition

- The main opposition comes from neighbors on Coleman Street located across the street from the project. Their concerns centered on the location of the main entrance of the project, they wanted it moved. The commission commented on the concerns raised by the speakers in opposition, the commissioners noted that the main entrance to the parking garage is located off of Alameda Street and only a drop-off lane is located at the El Molino drive, placing the burden of the heaviest traffic volume on Alameda Street, not El Molino, which is appropriate.

Other

The applicant has requested additional time to use their grant, due to financial market. Instead of the standard two years in which the applicant must use their grant, the Department is recommending a four year period from date of approval with the option of a one-year time extension.